

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING AND PUBLIC HEARING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
July 15th, 2015, 7:03 PM**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Angela Kohl
Commissioner Garrett Smit
Commissioner Kelly Wixom
Planning Commission Alternate Chris Judd

ABSENT –

Commissioner Daniel Pace

STAFF PRESENT –

Planner Nathan Crane, Engineer Don Overson, Deputy Recorder Kinsli McDermott

OTHERS PRESENT – Resident Tage Hill, Bronson Tatton with WatersEdge

The Vineyard Town Planning Commission held a regular meeting on Wednesday, July 15, 2015, starting at 7:03 PM in the Vineyard Town hall. The invocation was offered by Commissioner Garrett Smit.

REGULAR SESSION - The meeting was called to order at 7:03 PM.

BUSINESS ITEMS

5.1 Public Hearing –

The Applicant is requesting approval of a Conditional Use permit, and Site Plan Application for a 60,000 s.f. office warehouse building located at 331 E. 1750 N. Vineyard, within the I-1 Industrial Zone. The Planning Commission will discuss and make appropriate action.

5.2 Public Hearing –

The Applicant is requesting approval of a Conditional Use permit and Site Plan Application for a 34,000 s.f. office warehouse building located at 373 E. 1750 N. Vineyard, within the I-1 Industrial Zone. The Planning Commission will discuss and make appropriate action.

Motion: COMMISSIONER SMIT MOVED TO CONTINUE THE PUBLIC HEARINGS FOR BUSINESS ITEMS 5.1 AND 5.2 TO AUGUST 5, 2015. COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

OPEN SESSION – Citizen Comments

Chairman Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL –

No minutes were approved at this meeting.

BUSINESS ITEMS –

Commissioner Wixom arrived at 7:05 PM.

5.3 WatersEdge Phase 3 Preliminary Plat –

The applicant is seeking approval for their preliminary subdivision plat. The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property is zoned WatersEdge Zoning District. The WatersEdge Zoning District was approved in June of 2014. This request includes the following planning areas B5, B6, and B7.

Mr. Crane reviewed the request for Phase 3 of the WatersEdge project. He pointed out that the lots were 10,000 and 15,000 square feet. He explained that one of the areas had been removed and the extra lots had been moved to a different planning area. He explained that the open spaces were relocated. He said staff was recommending approval pending the outlined stipulations.

Chairman Holdaway asked about the Parcel A and B. Mr. Crane explained that it was landscaping under the power corridor. Mr. Tatton explained the landscaping plan. He said the areas would be dedicated to and maintained by Vineyard. The Planning Commission discussed different types of xeriscaping and landscaping options to keep the water usage down while maintaining a nice area.

The Planning Commission discussed detention ponds and the (RMP) Rocky Mountain Power requirements within the power line corridor. They discussed clear-view fencing versus concrete fencing. It was determined that a stipulation would be added requiring concrete fencing. Clear-view fencing would be used along the trail.

Additional discuss ensued regarding the landscaping plan. Concern was voiced regarding the "natural vegetation" looking like weeds. Mr. Crane talked about options for maintenance.

Motion: COMMISSIONER KOHL MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL FOR THE PRELIMINARY PLAT PENDING THE FOLLOWING SEVEN STIPULATIONS RECOMMENDED BY STAFF, AND INCLUDING STIPULATION #8 - THE FENCING ALONG THE POWER LINE CORRIDOR (300 W.) BE CONCRETE RATHER THAN THE PROPOSED CLEAR VIEW, AND STIPULATION #9 - DEVELOPER IS REQUIRED TO WORK WITH STAFF UNTIL THE LANDSCAPED AREAS WERE ESTABLISHED AND MAINTAINED BEFORE FINAL PLAT APPROVAL.

1. THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATED STAMPED JULY 14, 2015 EXCEPT AS MODIFIED BY THESE STIPULATIONS.

2. PRIOR TO FINAL PLAT APPROVAL, THE STREET NAMES AND ADDRESSING SHALL BE APPROVED BY THE TOWN ENGINEER AND TOWN PLANNER.
3. ALL STREET RIGHT OF WAY AND IMPROVEMENTS SHALL BE DEDICATED AS REQUIRED BY THE TOWN ENGINEER.
4. THE FINAL PLAT AND FINAL LANDSCAPE PLANS SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.
5. THE FINAL PLAT SHALL NOT BE RECORDED UNTIL THE CONSTRUCTION OF THE MAIN STREET IS COMPLETED.
6. THE PRELIMINARY PLAT SHALL BE REVISED TO INCLUDE THE MINIMUM AMOUNT OF OPEN SPACE AS SHOWN ON THE APPROVED MASTER PLAN.
7. APPROVAL FROM PACIFICCORP REGARDING IMPROVEMENTS UNDERNEATH THE POWER LINES AND THE STREET CROSSING IS REQUIRED TO PRIOR TO FINAL PLAT APPROVAL FOR ANY PHASE.

COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

PLANNING COMMISSION MEMBERS' REPORTS

Mr. Crane mentioned there would be a TAC meeting on Friday.

STAFF REPORTS

Nathan Crane, Town Planner - Mr. Crane reported that he had a meeting with the Town Center consultants. He said they were preparing a list of plants for the proposal.

Don Overson, Town Engineer - Mr. Overson discussed the mailbox issue and said he was having a hard time getting a concrete contractor. He talked about curb cuts, painting curbs, and other projects. Resident Tage Hill asked about the lighting in the LeCheminant development and the orange poles. Mr. Overson explained that the orange poles were communication lines.

ADJOURNMENT

Commission Chair Holdaway adjourned the meeting by consent at 7:51 PM. The next meeting is scheduled to be held on August 5, 2015.

MINUTES APPROVED ON: October 21, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McDermott
K. MCDERMOTT, DEPUTY RECORDER